



**Dormitory Authority of the State of New York  
ABO Annual Report | Operations and Accomplishments  
Fiscal Year April 1, 2024 – March 31, 2025 (FY 24-25)**

## **MISSION STATEMENT**

*We commit to deliver exceptional service and professional expertise on every financing and construction project for our clients and the public, in a cost-effective manner, while advancing the policy goals of New York State.*

## **OPERATIONS**

The Dormitory Authority of the State of New York (DASNY) is a public benefit corporation that was established in 1944 under the laws of the State of New York (the State) to finance and build dormitories at State teachers' colleges to house soldiers returning from World War II and attending college under the GI Bill.

Today, DASNY is a leader in New York State in financing and constructing infrastructure for a variety of clients, including scientific, life sciences and medical laboratories; academic centers and residence halls for public and not-for-profit higher education institutions; and hospitals, libraries, and other entities that strengthen our communities and make New York a better place to live, work, and learn.

## **OPERATIONS OVERVIEW**

DASNY main lines of business include public finance, construction services, and grants administration.

DASNY serves as a conduit issuer for public institutions and not-for profit health care and higher educational institutions as well as certain other not-for-profit organizations. During FY 24-25, DASNY completed **17 bond financings** valued at approximately **\$9.6 billion**. DASNY delivered approximately **\$6.4 billion** in bonds for its **public clients** to fund a range of programs including: School Districts, Board of Cooperative Education Services (BOCES), Sales Tax, and Personal Income Tax (PIT) programs. For its **independent, private-sector clients**, DASNY delivered approximately **\$3.2 billion** in bonds. DASNY completed three lease transactions under its Tax-Exempt Leasing Programs (TELP I Health Care & TELP II Higher Ed/Other Not-for-Profit) valued at approximately **\$51.1 million**.

DASNY provides a broad range of construction services to governmental, educational, and not-for-profit institutions. These services include planning, design and construction, and construction monitoring, as well as procurement of furnishings and equipment. At the close of FY 24-25 DASNY's total **construction portfolio** included **916 projects** valued at more than **\$13.5 billion**.

DASNY awarded **original procurements** for FY 24-25 valued at approximately **\$1.36 billion**, with approximately 95% (\$1.29 billion) related to construction and client services. Approximately 93% of

procurements were by either a competitive bid or competitive proposal, and 5% of procurements were through NYS Centralized Contracts.

DASNY also serves as an integral resource for New York State in administering numerous capital grant programs by undertaking a diligence review for each grant to verify eligibility, developing contracts to ensure proper spending of state funds, and providing reimbursement to grantees for eligible capital expenses. In FY 24-25, DASNY executed **1,144 grant disbursement agreements** with local governments, not-for-profit organizations, and other eligible entities valued at approximately **\$456.3 million**.

DASNY remains at the forefront of providing contracting opportunities to certified minority- and women-owned business enterprises (“MWBEs”) in State procurement, regularly achieving levels that exceed New York State goals. DASNY’s projected cumulative **MWBE expenditures** for FY 24-25 are **\$199,764,870** which represents approximately **34.56%** (20.53% MBE and 14.03% WBE) of total contract expenditures. These accomplishments position DASNY to better serve its clients, promote inclusion in New York State contracting opportunities, and ensure that the contractors working with DASNY reflect the diversity of New York State’s population.

In addition to DASNY’s work to create economic opportunities in procurement and contracting, DASNY retains a core commitment to diversity, inclusion, and equity in its internal operations, as well. On an ongoing basis, DASNY’s Office of Diversity and Inclusion provides staff with constructive communications and training to foster a fair and equitable work environment for all.

## CORPORATE GOVERNANCE

The Public Authorities Reform Act of 2009 requires each State authority to adopt a mission statement and performance measurements and to review them on an annual basis. DASNY is governed by an eleven-member Board, which is comprised of the Director of the Budget of the State, the Commissioner of Education of the State, the Commissioner of Health of the State, the State Comptroller or one member appointed by the State Comptroller, five members appointed by the Governor with the advice and consent of the State Senate, one member appointed by the Temporary President of the State Senate and one member appointed by the Speaker of the State Assembly. All bonds and notes issued by DASNY must be authorized by DASNY’s Board and approved by the New York State Public Authorities Control Board. At its October 9, 2024, meeting, DASNY’s Board undertook the annual review of DASNY’s Mission Statement, Performance Measures and Metrics to Quantify Performance Goals.

## LEGISLATIVE MATTERS

DASNY continues to monitor, support, and advance legislation that will improve its ability to respond to client needs and advance sound policy for the State. On March 7, 2025, the Governor signed an amendment to the Medical Care Facilities Finance Agency Act, increasing DASNY’s authority to issue certain bonds and notes by \$1.8 billion on behalf of eligible hospital and nursing home projects.

## FINANCE

### Bond Financings

With the issuance of **\$9.6 billion** of bonds during FY 24-25, DASNY's **outstanding bond portfolio** now totals approximately **\$60.1 billion**. Of the bonds outstanding, approximately 69% are on behalf of public programs. These include bonds for state programs that are repaid primarily through revenues from state personal income tax and sales tax revenues; for school districts and other local governments which repay bonds from public revenues; and for state university dormitory projects, which the institutions repay from dormitory revenues. In addition, approximately 20% of outstanding bonds have been issued on behalf of independent higher education institutions and other not-for-profit borrowers and approximately 11% have been issued for independent health care institutions. These debts are repaid by the institutions themselves.

### Public Programs

DASNY delivered approximately **\$6.4 billion** in bonds for its **public clients**. These include:

State-Supported & Other Public Financings	Amount
School Districts	\$ 956,830,000.00
Board of Cooperative Education Services (BOCES)	\$ 14,795,000.00
Sales Tax (July)	\$ 1,222,640,000.00
Sales Tax (December)	\$ 2,150,010,000.00
Personal Income Tax	\$ 2,039,150,000.00
<b>Total State-Supported and Other Public Financings</b>	<b>\$ 6,383,425,000.00</b>

### Independent Higher Education Institutions, Independent Health Care Institutions and Other Not-for-Profits

DASNY delivered approximately **\$3.2 billion** in bonds for its **independent, private-sector clients**. These include:

Independent, Private Client Financings	Amount
Fordham University (Forward Delivery Private Placement)	\$ 39,340,000.00
Residential Institution for Children (The Charlton School)	10,050,000.00
Cornell University	600,000,000.00
Pace University	285,055,000.00
Columbia University	150,000,000.00
Northwell Health Obligated Group (including Forward Delivery)	1,113,870,000.00
NYU Langone Hospitals Obligated Group	121,420,000.00
Montefiore Obligated Group	125,000,000.00
White Plains Hospital Obligated Group	500,000,000.00
Shelter Island Public Library Society	9,490,000.00
Saint Ann's School (Private Placement)	36,000,000.00
Royal Charter Properties - East, Inc. (Private Placement)	186,075,000.00
<b>Total Independent, Private Client Financings</b>	<b>\$ 3,176,300,000.00</b>

### Tax-Exempt Leasing Program (TELP)

DASNY delivered approximately **\$51.1 million** in **TELP leases**. These include:

Tax-Exempt Leasing Program I (Health care)	Amount
State University of New York University Hospital at Syracuse	\$ 25,589,641.00
United Health Services Hospitals, Inc.	\$ 7,595,000.00
<b>Total TELP I Leases</b>	<b>\$ 33,184,641.00</b>

Tax-Exempt Leasing Program II	Amount
NYSARC, Inc.	\$ 17,905,345.00
<b>Total TELP II Leases</b>	<b>\$ 17,905,345.00</b>

<b>TELP Total Leases</b>	<b>\$ 51,089,986.00</b>
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### CONSTRUCTION

DASNY manages projects to help our clients better serve the public. These services include improving the critical infrastructure of existing buildings, rehabilitating and reconstructing building exteriors, upgrading building management systems' technology, and many others. At the close of FY 24-25 DASNY's total **construction portfolio** included **916 projects** valued at more than **\$13.5 billion**.

**Projects in the pipeline as of March 31, 2025, are summarized in the table below:**

#### Full-Service Projects

On Full-Service Projects, DASNY manages and holds contracts.

Type of DASNY Service	Number of Projects	Total Value of Projects
Preliminary phase	199	\$777,224,214
Design phase	378	\$5,140,934,153
Construction phase	195	\$1,819,084,513
<b>Total of All Phases</b>	<b>772</b>	<b>\$7,737,242,880</b>

## Modified Service Projects

On Modified Services Projects, DASNY does NOT hold contracts but provides a level of project oversight.

Type of DASNY Service	Number of Projects	Total Value of Projects
Preliminary phase	74	\$2,926,572,553
Design phase	25	\$948,761,610
Construction phase	45	\$1,879,501,071
<b>Total of All Phases</b>	<b>144</b>	<b>\$5,754,835,234</b>

## COMPLETED CONSTRUCTION PROJECTS

During FY 24-25, DASNY managed **65 projects** that were completed, valued at **\$351.1 million**.

### City University of New York (CUNY)

Brooklyn College, Installation of Air Distribution Systems at West Quad Building of Brooklyn College (\$4.2 million).

City College of New York, Renovation of the Fabric Lab at Spitzer School of Architecture at CCNY to create a new Robotics Lab, including Mechanical Systems and Lab Equipment (\$2.6 million).

City College of New York, Renovations to Escalators at North Athletic Center of CCNY (\$9.5 million).

College of Staten Island, Reconstruction of Athletic Field at College of Staten Island (\$5.6 million).

College of Staten Island, Construction of a New Media Culture Screening Room from an existing 1,300 sqft room at the College of Staten Island (\$1.6 million).

College of Staten Island, Reconstruction of sidewalks at College of Staten Island (\$5.1 million).

College of Staten Island, Renovations to the Maker Space Lab at College of Staten Island to create the following sections: 3D Printing Area, Heavy Machinery Area, Collaboration/Presentation Area, Storage Area, and Tech Office (\$2.0 million).

Eugenio Maria De Hostos Com. College, Replacement of HVAC in the Allied Health Building at Eugenio Maria De Hostos Community College, including the Replacement of none Package Units with new Air Handling Units (\$5.9 million).

Herbert H. Lehman College, Replacement of Ceiling in the Apex Building at Lehman College (\$1.7 million).

Herbert H. Lehman College, Renovation of Davis Hall to create Computer Teaching Labs and Faculty Offices at Lehman College (\$8.1 million).

Herbert H. Lehman College, Renovation of the Music Building Chimney at Lehman College (\$3.2 million).

Herbert H. Lehman College, Renovation of the Fuel Oil Tank Room and Music Building Plaza at Lehman College (\$12.0 million)

John Jay College of Criminal Justice, Renovation of New Building L2 at John Jay College of Criminal Justice, including Removal of Walls to Create an Open Plan Environment (\$6.9 million).

John Jay College of Criminal Justice, Renovation at Haaren Hall and the New Building at John Jay College of Criminal Justice, including Installation of Door Hold Open Devices tied to the Fire Alarm Systems and Replacement of the Roll Down Door at Haaren Hall Theater on 59th Street (\$1.5 million).

New York City College of Technology, Replacement of Balancing Valves at Allied Health Center of NYC College of Technology (\$2.7 million).

New York City College of Technology, Restoration of Façade at the General "G" Building of NYC College of Technology (\$1.9 million).

New York City College of Technology, Electrical Upgrades to the Pearl Building at NYC College of Technology (\$3.3 million).

New York City College of Technology, Renovation of Allied Health Building at NYC College of Technology, including Finishes and Lighting (\$18.0 million).

New York City College of Technology, Replacement of five Air Units at the General Building of NYC College of Technology (\$4.2 million).

Queens College, Reconstruction of the Sidewalk at Campus Perimeter of Queens College (\$1.5 million).

Queens College, Replacement of Roof at Razran Hall of Queens College (\$4.5 million).

York College, Replacement of Roof at the Academic Core Building at York College (\$22.2 million).

### **Housing Trust Fund Corp (HTFC)**

Housing Trust Fund, Resiliency Improvements including Replacement of Rooftop HVAC Unit and Installation of a Generator at Five Towns Community Center (\$7.6 million).

### **NYS Department of Health (DOH)**

NYS Veterans Home at St. Albans, Renovations to the HVAC system at NYS Veterans Home at St. Albans (\$3.2 million).

### **New York Social Equity Cannabis Investment Fund, LP (NYSECIF)**

NYSECIF LP / NYSECIF OP CO LLC, Reconstruction of leased space for Cannabis Dispensaries across New York State (\$1.5 million).

NYSECIF LP / NYSECIF OP CO LLC, Reconstruction of leased space for Cannabis Dispensaries across New York State (\$1.7 million).

NYSECIF LP / NYSECIF OP CO LLC, Reconstruction of leased space for Cannabis Dispensaries across New York State (\$2.1 million).

NYSECIF LP / NYSECIF OP CO LLC, Reconstruction of leased space for Cannabis Dispensaries across New York State (\$1.4 million).

NYSECIF LP / NYSECIF OP CO LLC, Reconstruction of leased space for Cannabis Dispensaries across New York State (\$1.2 million).

NYSECIF LP / NYSECIF OP CO LLC, Reconstruction of leased space for Cannabis Dispensaries across New York State (\$1.2 million).

NYSECIF LP / NYSECIF OP CO LLC, Reconstruction of leased space for Cannabis Dispensaries across New York State (\$1.3 million).

### **Office of Mental Health (OMH)**

Buffalo Psychiatric Center, Replacement of the 5 kV Electric Service Distribution around the Richardson Complex at Buffalo Psychiatric Center (\$2.1 million).

Buffalo Psychiatric Center, Renovations to Butler Auditorium at Buffalo Psychiatric Center, including Finishes and Seating (\$1.4 million).

Capital District Psychiatric Center, Renovations in five Patient Living Units (H, J, K, L, M) at Main Building 1 of Capital District Psychiatric Center, including improvements to the Therapeutic Environment, Finishes, Patient Safety, and Ligature Risk Reduction (\$15.7 million).

Kingsboro Psychiatric Center, Installation of Code Compliant Elevator Access at Building 28 of Kingsboro Psychiatric Center (\$1.1 million).

Mohawk Valley Psychiatric Center, Replacement of Roof at Building 11 of Mohawk Valley Psychiatric Center (\$2.2 million).

Mohawk Valley Psychiatric Center, Renovation of Pinefield Building to Consolidate Campus Building 63 at Mohawk Valley Psychiatric Center (\$6.8 million).

NYCCC -Brooklyn, Replacement of Roof at Buildings 1, 2, and 3 of New York City Children's Center - Brooklyn (\$6.6 million).

Rochester Psychiatric Center, Reconstruction of Building 16 First Floor for a Clinic Expansion at Rochester Psychiatric Center (\$2.8 million).

Rochester Psychiatric Center, Replacement of the Building Management System at Rochester Psychiatric Center (\$4.7 million).

Rochester Psychiatric Center, Renovations at Building 60 of Rochester Psychiatric Center, including the Conversion of Tub Rooms into Ligature Resistant Shower Stalls (\$10.1 million).

Rockland Psychiatric Center, Replacement of Building Automation System at Building 144 of Rockland Psychiatric Center (\$2.8 million).

Rockland Psychiatric Center, Replacement and Consolidation of HVAC at Building 1 of Rockland Psychiatric Center (\$7.9 million).

Rockland Psychiatric Center, Replacement of Building Management System at Schmitz Building 732 of Rockland Psychiatric Center (\$1.7 million).

St. Lawrence Psychiatric Center, Replacement of Fan Coil Units at Saint Lawrence Psychiatric Center (\$7.0 million).

St. Lawrence Psychiatric Center, Replacement of Exterior Masonry at Building 202 of Saint Lawrence Psychiatric Center (\$5.2 million).

St. Lawrence Psychiatric Center, Replacement of Emergency Generators at Children and Youth Building 202 and Bridgeview Building 203 of Saint Lawrence Psychiatric Center (\$1.2 million).

#### **Office of People with Developmental Disabilities (OPWDD)**

Finger Lakes DDSO, Replacement of Roof on Buildings 64 and 66 of Finger Lakes DDSO (\$2.1 million).

Finger Lakes DDSO, Reconstruction of Campus Parking Lots and Roadways at Buildings 58, 70, and 71 at Finger Lakes DDSO, including Repair and Resurfacing (\$5.3 million).

Sunmount DDSO, Renovations to Mitigate Ice Damming at RIT 2 Resident and Connecting Hallways at Sunmount DDSO (\$1.0 million).

Sunmount DDSO, Replacement of Steam and Condensate Piping between the Boiler House and Utility Tunnel between Building 8 at Sunmount DDSO (\$5.4 million).

#### **State University of New York (SUNY)**

SUC At New Paltz, Replacement of Stop Elevators in Bliss and Gage Halls at SUNY New Paltz (\$1.5 million).

SUC At New Paltz, Renovations to HVAC Systems at Esopus Hall and Lenape Hall of SUNY New Paltz (\$9.5 million).

SUC At Purchase, Renovations to the Ceiling at Big Haus B-Wing and Crossroads D-Wing of the Main Residence Hall at Purchase College, in addition to Fire Alarm Systems Modifications due to the Abatement Work, and Replacement of Existing Ceiling-Mounted Light Fixtures (\$5.3 million).

SUNY at Albany, Renovations at Livingston Tower, Paine Hall, Zenger Hall, and Colonial Quad of SUNY Albany (\$45.7 million).

SUNY at Albany, Reconstruction of Façade at Liberty Terrance North and South of SUNY Albany (\$1.5 million).

SUNY at Albany, Reconstruction of Livingston Tower at SUNY Albany, including Hazardous Materials Abatement and Replacement of Ceilings, Floors, Finishes, Suite Doors, and Furniture (\$5.2 million).

SUNY at Buffalo, Re-coat roofs at Richmond Quad and Red Jacket Quad within Ellicott Complex of SUNY Buffalo (\$3.0 million).

SUNY at Buffalo, Re-coat roof at Evans Quad within Ellicott Complex of SUNY Buffalo (\$1.7 million).

SUNY at Buffalo, Re-coat and Renovation of roof at Fargo Quad within Ellicott Complex of SUNY Buffalo (\$1.4 million).

SUNY at Buffalo, Renovation of Spaulding Quad Main Lounge at SUNY Buffalo (\$1.4 million).

SUNY at Buffalo, Renovation of Public Corridors, Kitchenettes, and Lounges at Goodyear Hall of SUNY Buffalo, in addition to Replacement of FF&E (\$2.8 million).

SUNY at Buffalo, Construction of a Residential Welcome Center in Fargo Quad within Ellicott Complex at SUNY Buffalo (\$24.0 million).

Syracuse Upstate Medical University, Construction of an 18-bed Inpatient Adolescent Behavioral Health Unit and an 11-bed Dual-Diagnosis Inpatient Unit at Syracuse Upstate Medical University (\$3.7 million).

Ulster County Community College, Replacement of Roof at the Student Life Center Building of Ulster County Community College (\$1.5 million).

## ONGOING CONSTRUCTION PROJECTS

During FY 23-24, DASNY managed the following **18 projects** valued at **\$3.5 billion**. These select ongoing projects are included based on their scope and value:

Courts, Staten Island Courthouse: Staten Island Master Plan Ph 2 (\$355 million).  
CUNY, Baruch College: Field Building Renovation (\$35.1M).  
CUNY, Bronx Community College: Bronx Express Facilities (\$22.3 million).  
CUNY, College of Staten Island: Center Computational Science (\$37 million).  
CUNY, College of Staten Island: CSI Fields Improvements (\$13.1 million).  
CUNY, Fiorello H. LaGuardia Community College: LGCC-Center 3 Infrastructure and Classroom (\$106.7 million).  
CUNY, Queens College: New Chiller Plant (\$39.2 million).  
DOH, Life Sciences Public Health Initiative: Life Sciences Laboratory (\$1.7 billion).  
OMH, Capital District Psychiatric Center: Parking Garage Reno B3 (\$45 million).  
OMH, Central New York Psychiatric Center: Renovations to Building 39 (\$140.5 million).  
OMH, Mid-Hudson Forensic Psychiatric Center: Forensic Replacement Hospital (\$456 million).  
OMH, Kingsboro Psychiatric Center: Interior Renovations Building 1&2 (\$32.7 million).  
OMH, Western New York Psychiatric Center: Life Safety Code Upgrades (\$66.5 million).  
OPWDD, Broome DDSO: Roof Replacement at Buildings 1-5 (\$16.4M).  
SUNY, Fashion Institute of Technology: New Academic Building (\$188.4 million).  
SUNY, State University at New Paltz: Mohonk Hall Renovations (\$49.3 million).  
SUNY At Binghamton: New 350 Bed Res Hall (\$60 million).  
Westchester County, Westchester Raise the Age Facility: Raise the Age (\$150 million).

## NEW CONSTRUCTION PROJECTS

During FY 24-25, DASNY initiated **94 new full-service projects** valued at over \$1 million totaling approximately **\$465.5 million**. These include:

### City University of New York (CUNY)

Bernard M. Baruch College, Renovations to the 2nd and 4th Floors of the ITB Library at Bernard M. Baruch College (\$6.0 million).  
Bernard M. Baruch College, Renovations to the domestic hot water production system that provides steam heat to Bernard M. Baruch College's South Campus (\$8.0 million).  
Brooklyn College, Replacement of Fire Pumps campus-wide at Brooklyn College, including extension of the standpipe systems to upper floors (\$3.5 million).  
Brooklyn College, Replacement of Plumbing Campus-Wide, including Steam Condensate Piping, WEB Glycol Hot Water System, and Abatement and Testing at Roosevelt Hall and the West End Building of Brooklyn College (\$19.0 million).  
Brooklyn College, Replacement of the Steam Condensate System, Condensate Pumps, PRV Conversions, WEB Glycol Hot Water System Campus-Wide at Brooklyn College (\$7.4 million).  
City College of New York, Relocation and Consolidation of Intermediate Distribution Frame (IDF) closets into one new IDF closet at Harris Hall of CCNY (\$1.8 million).  
City College of New York, Renovation of six Public Bathrooms at Marshak Science Building of CCNY, including ADA Compliance (\$1.0 million).  
City College of New York, Renovations to the HVAC system at Marshak Science Building of CCNY (\$5.9 million).

City College of New York, Replacement of Chilled Water Pipes and External Insulation at CCNY (\$2.3 million).

City College of New York, Replacement of concrete sidewalks along St. Nicholas Terrace, 135th Street, and Convent Avenue at Spitzer Hall of CCNY (\$1.5 million).

City College of New York, Replacement of Dehumidification System at the Marshak Science Building of CCNY (\$6.0 million).

City College of New York, Replacement of Emergency Generator and Fire Pump at Marshak Science Building of CCNY (\$2.0 million).

City College of New York, Replacement of Existing Fan Coil Units at Shepard Hall of CCNY (\$1.4 million).

City College of New York, Replacement of Interior Lighting and Lighting Controls at Steinman Hall and Compton-Goethals Hall of CCNY (\$5.2 million).

City College of New York, Replacement of roof at Aaron Davis Hall of CCNY (\$3.0 million).

City College of New York, Replacement of the Building Automation System at the School of Architecture and the Marshak Science Building of CCNY (\$9.2 million).

City College of New York, Replacement of Variable Frequency Drives Campus-Wide at CCNY (\$2.3 million).

City College of New York, Replacements of strobic fans at Marshak Science Building of CCNY (\$2.0 million).

City College of New York, Restoration of hardscape around the Administration Building at CCNY (\$1.0 million).

City College of New York, Upgrades to campus fuel tanks at the Administration Building, Steinman Hall, North Academic Center, and Shepard Hall of the City College of NY (\$1.9 million).

College of Staten Island, Installation of a Security System Campus-Wide, including Card Readers, Electric Locks and Security Cameras, Control Panels, Security Software, and Remote Lock Functionality and Replacement of Damaged Doors (\$13.0 million).

College of Staten Island, Renovation of the Baseball Field, Softball Field, and Soccer Field (\$13.2 million).

College of Staten Island, Replacement of the gas fired water heater in the Locker Room and Restroom of the Sports and Recreation Center (\$1.0 million).

Eugenio Maria De Hostos Com. College, Demolish the "Carpet Building," In Fill all Sublevels, Pollution and Environmental Remediation, and Level and Asphalt Entire Grade Surface with Drainage at Eugenio Maria De Hostos Community College (\$9.0 million).

Herbert H. Lehman College, Replacement of Roof on Shuster Hall at Herbert H. Lehman College (\$6.6 million).

Herbert H. Lehman College, Replacement of the Roof at the Speech and Theatre Building, in addition to Replacement of Rigid Insulation, Pitched Concrete Fill, Waterproofing, and Paver System at Music Building-West Entrance Plaza of Herbert H. Lehman College (\$9.6 million).

Herbert H. Lehman College, Replacement of two chillers in the central plant of the Music Building at Lehman College (\$1.1 million)

Hunter College, Renovation of the playground at Hunter College (\$1.2 million).

John Jay College of Criminal Justice, Renovation of Gym Flooring in the Main and Auxiliary Gyms, Combat Room, Adjacent Gym Rooms, and Lobby Area at John Jay College of Criminal Justice (\$1.5 million).

John Jay College of Criminal Justice, Renovations including wall, floor surfaces, structural, and architectural at the Rooftop Athletic Facility of John Jay College of Criminal Justice (\$4.0 million).

John Jay College of Criminal Justice, Replacement of all intumescent fireproofing at John Jay College of Criminal Justice (\$1.3 million).

John Jay College of Criminal Justice, Replacement of concrete sidewalk at Haaren Hall of John Jay College of Criminal Justice (\$3.0 million).

Kingsborough Community College, Construction of the T7 Roof and T4 Roof Railing System at Kingsborough Community College (\$3.0 million).

Macaulay Honors College - CUNY, Renovation of bathrooms at Macauley Honors College (\$3.0 million).

New York City College of Technology, Installation of water heaters at Academic Building 1 of NYC College of Technology (\$7.1 million).

New York City College of Technology, Renovation of the Roof into a Public Terrace for Educational Studies and Public Performances at NYC College of Technology (\$4.5 million).

New York City College of Technology, Renovations to bathrooms and utility closets in the Environmental Technology Building at the NYC College of Technology (\$1.5 million).

New York City College of Technology, Renovations to bathrooms and utility closets on the third floor of Voorhees Building at the NYC College of Technology (\$1.4 million).

New York City College of Technology, Replacement of five HVAC units that provide services to the auditorium and scene shop at the Voorhees Building of NYC College of Technology (\$19.5 million).

New York City College of Technology, Replacement of Hot Water Heaters at Namm Commerce Center of NYC College of Technology (\$3.0 million).

New York City College of Technology, Replacement of Hydraulic Elevators at the Environmental Center, Library Building, and the Atrium-General Building of the NYC College of Technology (\$2.4 million).

New York City College of Technology, Upgrades to the HVAC System at Namm Commerce Center of NYC College of Technology (\$1.0 million).

Queens College, Replacement of Emergency Generators and Automatic Transfer Switches that serve Delaney Hall, Queens Hall, Powdermaker Hall, Heating Plant, Fitzgerald Gym, School of Music, and Rosenthal Library of Queens College. (\$5.0 million).

Queens College, Upgrades campus wide at Queens College for ADA compliance (\$12.0 million).

Queensborough Community College, Replacement the Variable Frequency Drive Pumps at the Chiller Plant of Queensborough Community College (\$5.6 million).

York College, Mitigation of Groundwater Infiltration at the Academic Core Building of York College (\$8.0 million).

York College, Renovation of tennis courts, maintenance/equipment building, and site improvements at the Field House of York College (\$1.5 million).

York College, Renovations to Lighting and Perimeter Fencing Campus-Wide at York College (\$7.2 million).

York College, Replacement of roof and façade at the Childcare Center (\$6.0 million).

York College, Replacement of Windows and Restoration of Façade in Classrooms (\$5.0 million).

York College, Restoration of the exterior walls of the Performing Arts Center (\$3.4 million).

York College, Roof replacement at the Science Building (\$4.0 million).

### **NYS Department of Education**

NYS Cultural Education Center, Construction of a Cultural Education Storage Facility at NYS Cultural Education Center (\$8.6 million).

### **Office of Mental Health (OMH)**

Bronx Psychiatric Center, Replacement of PCB contaminated concrete floor slab and soils with clean fill and new concrete floor slab in Transformer Rooms 1 and 2 of Building 1 at Bronx Psychiatric Center (\$2.5 million).

Buffalo Psychiatric Center, Demolition of buildings 15 and 34 and site restoration (\$2.5 million).

Buffalo Psychiatric Center, Replacement of roof at Building 51 (\$2.2 million).

Capital District Psychiatric Center, Renovation of Building 1 to provide a sixth Inpatient Unit (\$8.0 million).

Capital District Psychiatric Center, Renovation of the Crisis Intervention Unit and Reconfiguration of the Crisis Medical Records to accommodate the Adult Crisis Inpatient Program (\$9.0 million).

Central New York Psychiatric Center, Renovation of Building 41 including patient showers, bathroom tiling, shower valves, dental and eye exam suites, supporting spaces, and structural repairs to classroom areas (\$4.1 million).

Hutchings Psychiatric Center, Replacement of Air Handling Units and Cooling Towers at Buildings 5, 6, and 15 (\$6.5 million).

Hutchings Psychiatric Center, Replacement of Boilers at Buildings 5, 6, 15, 16, and 17 (\$7.6 million).

Hutchings Psychiatric Center, Replacement of Roof at Buildings 6, 11, 15, and 17 (\$6.0 million).

Hutchings Psychiatric Center, Replacement of Roofs at Buildings 6, 11, 15, and 17 (\$7.6 million).

Mohawk Valley Psychiatric Center, Construction of new Roofing System, including drains and drain sumps at Building 63 (\$5.7 million).

Mohawk Valley Psychiatric Center, Demolition of Building 37 (\$1.1 million).

Mohawk Valley Psychiatric Center, Demolition of Existing Building and Construction of a new 2400 sqft, one-story Crisis Residence. (\$1.6).

Pilgrim Psychiatric Center, Reconstruction of Building 81 including four stair towers, slabs on grade, replacement/repair steel stairs & platforms; replacement of fans & controls to improve ventilation in the Sub-Basement, replacement of doors leading to seven pipe/steam tunnels; and add floor drains for water ponding and repair concrete steel columns & beams (\$2.9 million).

Pilgrim Psychiatric Center, Replacement of Concrete Curbs and Sidewalks on the West Side of Buildings 81 & 82 (\$1.6 million).

Queens Children's Psychiatric Center, Replacement of water-cooled chillers, cooling towers, and cooling pumps, along with structural reinforcement of the roof at Building 5 (\$1.6 million).

Rochester Psychiatric Center, Rehabilitation of Elevators in Buildings 1, 16, and 60 (\$2.2 million).

Rochester Psychiatric Center, Replacement of Chillers 1, 2, and 3 in Buildings 16, 48, and 60 at Rochester Psychiatric Center (\$3.4 million).

Rochester Psychiatric Center, Replacement of Generator 1 and 2 in Building 60 (\$4.1 million).

Rockland Psychiatric Center, Replacement of 18 AHU's and 4 RTU's that serve Buildings 57-60, in addition to installation of Variable Frequency Drive's for the fan motors and tie into existing Building Management System (\$9.0 million).

South Beach Psychiatric Center, Replacement of Building Management System for HVAC at Buildings 1, 7, 7, 8/9, and 10 (\$1.6 million).

South Beach Psychiatric Center, Replacement of HVAC Wiring in Building 17 (\$1.1 million).

St. Lawrence Psychiatric Center, Renovate the nurse stations in Trinity and C & Y as per the Nurse Station Reconfiguration Study dated May 4, 2022 (\$7.0 million).

St. Lawrence Psychiatric Center, Construction of a Safety Office Post, including Building and Security Cameras, in Children and Youth, Building 202 (\$3.8 million).

Western NY Children's Psychiatric Center, Reconstruction of parking lot, roadway, sidewalks, lighting, signage, and drainage at Building 8 (\$2.5 million).

Western NY Children's Psychiatric Center, Renovation of the Auditorium, including HVAC, Ceiling, Lighting and Controls, Audio & Visual, Roof Drainage, ADA Compliancy, Flooring, Acoustical Treatments, Finishes, and Painting in Building 8 (\$1.9 million).

Western NY Children's Psychiatric Center, Replacement of Windows, Doors, and Flooring at Building 80 (\$1.4 million).

#### **Office of People with Developmental Disabilities (OPWDD)**

Capital District DDSO, Renovations of Building 9 at Capital District DDSO to follow finish and equipment standards implemented in the Broome Dental Clinic (\$1.5 million).

Finger Lakes DDSO, Repairs to existing Exterior Insulation and Finish System in Building 1 vestibule at Finger Lakes DDSO (\$1.7 million).

Finger Lakes DDSO, Roof replacement at Newark Campus (\$1.5 million).

#### **State University of New York (SUNY)**

SUC At Brockport, Replacement of Doors and Hardware at SUC at Brockport, including Wireless Card Access Systems (\$1.4 million).

SUC At Cortland, Construction of an Apartment Style 200-bed Residence Hall (\$3.0 million).

SUC At New Paltz, Renovations of Gage Hall, including Mechanical Upgrades (\$3.9 million).

SUNY at Albany, Renovations to Van Cortlandt Hall, including Asbestos Removal, Electrical and Mechanical System Upgrades, and Installation of Ceilings, Flooring, and Paint (\$1.1 million).

SUNY At Binghamton, Construction of a 350-bed residence hall to be located between College-in-the-Woods and Mountainview College on the southern portion of SUNY Binghamton's main campus (\$60.0 million).

SUNY at Buffalo, Repair of masonry at the Ellicott complex (\$2.3 million).

SUNY at Buffalo, Replacement of Heater, Built-in In-room Closets, Bedroom Flooring, and Corridor Flooring in the Clinton and Lehman Halls of the Governors Complex (\$1.5 million).

Ulster County Community College, Replacement of Hydraulic Elevators at Dewitt Library of the NYC College of Technology (\$1.3 million).

Ulster County Community College, Replacement of the Roof at Burroughs Hall Main Building and Science Hall (\$6.8 million).

Ulster County Community College, Replacement of two Main Entry and Vestibule Doors at Vanderlyn Hall (\$1.1 million).

Ulster County Community College, Replacement of Windows and Hazardous Material Abatement at Burroughs Hall (\$2.6 million).

## CONSTRUCTION PROGRAMS & INITIATIVES

- **Department of Health Certificate of Need (CON) Reviews:**

Since the first MOU with NYS Department of Health (DOH) in 2011, DASNY has **completed 494 reviews** for **153 hospitals** and health care providers valued at approximately **\$15.8 billion**. Projects reviewed include new construction, renovations and additions to hospitals, rehabilitation centers, urgent care facilities, specialty / ambulatory surgical centers, imaging centers, oncology/infusion clinics, and outpatient diagnostic and treatment centers including the \$25 million Maplemere Ventures ambulatory surgery/diagnostic and treatment center and the \$748 million inpatient addition to the White Plains Hospital Center.

- **NY Works:**

During FY 24-25, DASNY continued to perform construction management services for the NYS Department of Environmental Conservation (DEC) and the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) under the NY Works Program.

- **State University of New York – Residence Hall Program:**

During FY 24-25, DASNY completed **13 summer projects** with a value of **\$106.7 million** and continued work on four capital projects at SUNY Albany, SUNY New Paltz (2), and University at Buffalo valued at approximately \$39.7 million.

## SUSTAINABILITY INITIATIVES

- **Sustainability expertise:**

In FY 24-25, DASNY had 19 LEED-AP BD+C staff, 4 Legacy LEED APs, one staff member trained in Urban Green Council's GPRO Fundamentals of Building Green certification, and 3 Certified Energy Managers. These accredited staff use their advanced and specific knowledge to assist DASNY and its clients in achieving both client and state sustainability goals, including those addressing climate change adaptation and mitigation.

- **DASNY Works to Advance New York State Environmental Policy Goals:**

DASNY continues to work collaboratively with other State entities to further advance the sustainability, energy, and environmental policies and goals of New York State as set forth in State laws and executive actions. These include the Climate Leadership and Community Protection Act (CLCPA), which sets greenhouse gas (GHG) emissions reduction targets of 40% by 2030 and 85% by 2050 from 1990 levels; and Executive Order No. 22, which accelerates and streamlines New York State's sustainability and climate objectives and sets new goals for the environmental performance of State agencies through alignment with the CLCPA. DASNY works with our project teams to promote energy efficiency, occupant health, reductions in embodied carbon, and resilience in our design and construction projects by training agency staff and vendors, developing specifications to assist state entities in their green procurement, and designing and constructing buildings with sustainability taken into consideration from concept to completion.

## STATE CAPITAL GRANT PROGRAMS

DASNY is authorized to issue bonds to finance the costs of capital grants to build, expand or renovate community facilities throughout New York. DASNY currently administers **more than 25 capital grant programs** on behalf of New York State that support community and economic development. DASNY undertakes a diligence review of each grant funded project awarded under each of the grant programs, including but not limited to conducting a financial review to verify that sufficient committed funding sources exist to fully fund the project; confirming that all required environmental reviews have been undertaken; and affirming that the projects can be paid with the proceeds of DASNY-issued Bonds.

### The capital grant programs administered by DASNY include the following:

- **The Community Resiliency, Economic Sustainability, and Technology Program (CREST):**  
Established in FY 22-23, DASNY administers CREST Grants advanced by the Senate Finance Committee, the Assembly Ways and Means Committee, and the Executive. The total amount authorized under the CREST program through FY 24-25 is \$1.155 billion. CREST grants are intended to provide investments in facilities which support arts, cultural, athletic, housing, childcare, educational, parks and recreational, transportation, port development, economic development, tourism, community redevelopment, climate change mitigation, resiliency, environmental sustainability, and other civic projects.
- **The Local Community Assistance Program (LoCAP):**  
Established in FY 22-23, DASNY administers LoCAP grants advanced by the Senate Finance Committee and the Assembly Ways and Means Committee. The total amount authorized under the LoCAP program through FY 24-25 is \$285 million. LoCAP grants support community development or redevelopment, revitalization, economic development, economic sustainability, arts and cultural development, housing, public security and safety and local infrastructure improvements or enhancement.
- **The State and Municipal Facilities Capital Program (SAM):**  
DASNY has continued to administer SAM Grants advanced by the Senate Finance Committee, the Assembly Ways and Means Committee, and the Executive. The total amount authorized under the SAM program is \$3.2 billion. Eligible SAM grantees include the State, Municipalities, and other organizations including but not limited to certain educational facilities, regional transportation authorities, special districts, and certain public authorities.
- **New York Statewide Investment in More Swimming Initiative (NY SWIMS):**  
Established in FY 24-25, the NY SWIMS program provides \$150 million in funding for the renovation, expansion or construction of public swimming facilities and structures. A Request for Applications was released on May 1, 2024 and awards in the amount of \$147 million were made in FY 24-25.
- **Nonprofit Infrastructure Capital Investment Program (NICIP):**  
In FY 24-25, DASNY continued to administer grants under the program's original \$120 million bonding authorization. The competitive NICIP program was enacted to make targeted investments

in capital projects that will improve the quality, efficiency, accessibility, and reach of nonprofit human services organizations that serve New Yorkers. An additional \$50 million for the NICIP program was appropriated in the 2022-2023 budget. A Request for Applications was released on December 15, 2023 to include the new funding and recaptured funds from the original allocation, and awards in the amount of \$64.2 million were made in FY 24-25.

- **Child Care Capital Program (CCCP):**

Established in FY 22-23 and amended in FY 23-24, the CCCP program provides \$50 million in funding for the design, construction, reconstruction, rehabilitation and equipment for existing or proposed childcare facilities. DASNY worked with the Office of Children and Family Services to develop a Request for Applications that was announced on December 20, 2023, and awards in the amount of \$49.6 million were made in FY 24-25.

- **The Veterans Nonprofit Capital Program (VNCP):**

Established in FY 22-23 and amended in FY 23-24, the VNCP provides \$5 million in funding for the design, construction, reconstruction, rehabilitation, and equipment for facilities owned or controlled by Veterans Nonprofit Organizations. DASNY worked with the Department of Veterans Services to develop the Request for Applications for two rounds of funding, and Awards in the amount of approximately \$3.7 million have been made to date. DASNY continues to work with the Department of Veterans Services to administer the VNCP.

- **The Lake Ontario Resiliency and Economic Development Initiative Program (REDI):**

Established in the 2019-20 New York State budget, this program is funded with a combination of SAM funds and specific REDI appropriations. DASNY has administered approximately \$160.3 million of REDI grants to fund projects to harden infrastructure along the Lake Ontario waterfront and strengthen local economies within the region. DASNY continued to administer these grants in FY 24-25.

- **Higher Education Capital Matching Grant Program (HECap):**

In FY 24-25, DASNY, as staff to the HECap Board, continued to administer grants under the program's \$425 million bonding authorization. These grants leverage public and private resources for the development and construction of facilities needed to foster world-class education at private, not-for-profit colleges and universities.

## **MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISES (MWBE) INITIATIVES**

### **MWBE Utilization Goals**

DASNY maintains a 30% overall MWBE utilization goal including all eligible contracts not subject to exclusions or exemptions. The overall 30% goal is expected to be attained reflecting utilization of 18% MBE and 12% WBE. DASNY continues to track payments made to NYS certified MWBEs on all eligible contacts as per New York Executive Law § 310-317 Article 15A.

DASNY exceeded the overall MWBE utilization goal for the FY 24-25 reporting period with **total utilization of 34.56%**, 20.53% MBE and 14.03% WBE.

*\*\*MWBE utilization goals are subject to adjustment in accordance with applicable laws, including the procedures at 5 NYCRR Part 140 which permit, under certain circumstances, modification of applicable utilization goals.*

## SERVICE-DISABLED VETERAN-OWNED BUSINESS (SDVOB) INITIATIVES

DASNY is dedicated to helping SDVOBs compete successfully in its building services and procurement programs. DASNY employs numerous strategies and programs designed to identify, notify, educate and support SDVOB enterprises.

### SDVOB Utilization Goals

DASNY maintains a 6% overall SDVOB utilization goal including all eligible contracts not subject to exclusions or exemptions. DASNY tracks payments made to NYS certified SDVOBs on all eligible contracts. DASNY did not meet the SDVOB utilization goal for the reporting period with **total utilization of 4.34%**. The NYS SDVOB goal is aspirational, due to the low availability of NYS certified SDVOB firms. Currently there are 1,304 NYS certified SDVOB firms in comparison to 10,500 NYS certified MWBE firms.

## SUBSIDIARIES REPORTS

DASNY has two subsidiaries that hold real property acquired as a consequence of security agreement defaults by private not-for-profit health care institutions in DASNY's portfolio: **NGHP Holding Corporation and Atlantic Avenue Healthcare Property Holding Corporation**. The annual report for each subsidiary is annexed hereto for reference.

In FY 22-23, The Social Equity Servicing Corporation (SESC) was formed pursuant to subsection 31 of section 1678 of Public Authorities Law ("PAL") to provide non-recourse loan servicing, construction management, property management, and related services for non-recourse loans issued to social equity licensees operating conditional adult use cannabis dispensaries licensed by the Office of Cannabis Management ("OCM") and Cannabis Control Board ("CCB"). The annual report for this subsidiary is annexed hereto for reference.

## NGHP HOLDING CORPORATION

NGHP Holding Corporation is a separate public benefit corporation established as a subsidiary by the Dormitory Authority of the State of New York. NGHP has the authority, in accordance with Section 1678(25) of the Public Authorities Law, to hold title to dispose of, and perform the functions of an owner of certain real and personal property formerly owned by North General Hospital.

On July 2, 2010, North General Hospital (“NGH”) filed a voluntary petition for relief under the United States Bankruptcy Code. On June 22, 2011, the Bankruptcy Court issued an order (the “Confirmation Order”), confirming the Plan of Liquidation.

In accordance with the Plan of Liquidation, on June 30, 2011, the Main Building, the Annex and the Parking Lot were conveyed to NGHP, and NGHP and New York City Health + Hospitals (“H+H”) entered into a Lease Agreement (the “H+H Lease”), pursuant to which NGHP leased the Main Building to H+H to be renovated by H+H for use as a Long Term Acute Care Hospital (“LTACH”). On the same date, NGHP sold the Parking Lot to H+H for redevelopment as a skilled nursing facility and NGHP sold the Annex to the Institute for Family Health for use as a family practice center. In late December 2012, after the renovation of the Annex was completed, the family practice center was opened for business. Furthermore, reconstruction and renovation work on the Main Hospital Building was completed and opened as a 210-bed LTACH by H+H in November 2013.

Pursuant to the Plan of Liquidation and the Confirmation Order, a liquidation trustee (the “Liquidation Trustee”) appointed by the Bankruptcy Court liquidated all of the other assets of NGH and settled and paid the remaining claims of creditors, both secured and unsecured. The Liquidation Trustee then filed her final accounting with the Bankruptcy Court and the Bankruptcy case was closed.

### Current Activities

Rental payments from H+H to NGHP are based on the amount equal to all fee-for-service Medicaid capital cost reimbursement it receives from the NYSDOH attributable to the Lease. The last, annual rental payment made by H+H was received on May 17, 2024, and was for the period July 1, 2022 through June 30, 2023. A more recent annual rental payment was expected from H+H before March 31, 2025, however, such payment has been delayed, as H+H is undergoing a reconciliation between budgeted capital reimbursement calculations (which H+H has based historical lease payments on) and (lagged) actual capital reimbursement levels. Such lease payment is expected to be made in mid-2025.

These annual rental payments are used to cover property insurance costs associated with the NGHP property, while any remaining rental proceeds are forwarded to the Division of Budget (“DOB”) to either reimburse the State for historical payments made to Secured Hospital bondholders (all of which have either matured or been refinanced through a state bond issuance in mid-2021), or to offset current State financial obligations.

The cost to hold this property related to NGHP is not creating any financial burden on either DASNY, or its NGHP subsidiary.

## ATLANTIC AVENUE HEALTHCARE PROPERTY HOLDING CORPORATION

Atlantic Avenue Healthcare Property Holding Corporation (“Atlantic Avenue”) is a separate public benefit corporation established as a subsidiary by the Dormitory Authority of the State of New York. Atlantic Avenue has the authority, in accordance with Section 1678(25) of the Public Authorities Law, to hold title to dispose of, and perform the functions of an owner of certain real and personal property formerly owned by Interfaith Medical Center.

Interfaith Medical Center (“IMC” or Interfaith”) filed a petition under Chapter 11 of the Bankruptcy Code on December 2, 2012. On June 11, 2014, the Bankruptcy Court confirmed a Chapter 11 Plan that became effective on June 19, 2014. The Chapter 11 Plan provided for, among other things, Atlantic to receive title to Interfaith’s real property and a restructured Interfaith (“New IMC”) to operate a hospital at the premises subject to a lease and related agreement with Atlantic. Atlantic maintains the authority to hold title to dispose of, and perform the functions of an owner of certain real and personal property formerly owned by Interfaith Medical Center.

Effective January 1, 2021, Interfaith Medical Center and Kingsbrook Jewish Medical Center formally merged into Brookdale Hospital Medical Center. The entity is known as One Brooklyn Health System (“OBHS”). Interfaith and Kingsbrook are now commonly referred to as the Interfaith Division and the Kingsbrook Division, however, Brookdale Hospital is the sole surviving (legal) entity. Among other things, Brookdale assumed Interfaith’s lease and a \$29M note for overdue lease payments owed to Atlantic Avenue. The merger was in furtherance of the OBHS transformation plan for central Brooklyn to create a new, integrated health care delivery system to transform health care and increase access to quality care in Central Brooklyn.

The enacted 2019-20 State Budget included an amendment authorizing Atlantic Avenue Healthcare Property Holding Corporation to transfer four parcels pursuant to a plan to increase access and quality of health care services and preventative care and create affordable housing to transform Central Brooklyn. Under the auspices of the Governor’s Vital Brooklyn initiative, the Atlantic Board approved the transfer of four parcels (483-503 Herkimer Street, 1028-1038 Broadway, 1366 East New York Avenue and 575 Park Place (a subdivided portion of 528 Prospect Place)) between 2020 and 2023 and all four conveyances subsequently took place.

### Current Activities

OBHS was originally formed in October 2016 for the purpose of participating in a new \$700 million capital grant program included in the enacted 2015-16 State Budget to strengthen and protect continued access to health care services in communities of Kings County and create a financially sustainable system of care. On January 31, 2018, OBHS received an award of up to \$664M in capital funding from the Kings County Health Care Transformation Program; with \$210M expected to develop a 32-site ambulatory care network, \$384M for critical clinical and facility infrastructure improvements and \$70M to create an enterprise-wide Health Technology platform. In May 2024, the Kings County grant award to OBHS was increased by \$36M for a grand total award of \$700M. Over the past year, OBHS continued to progress with its transformation plan using funding from this program, including a multi-phase Emergency Department renovation at Brookdale and the continuing evolution of the Kingsbrook Division from an acute care hospital to a Medical Village focused on outpatient services and a nursing home for adults and children with special needs. To

date, approximately 37 of 84 (44%) subprojects have reportedly been completed or are in final closeout within the all-encompassing Kings County grant. OBHS expects all projects to be in substantial completion by December 2026.

The Atlantic Avenue lease with Brookdale was extended this past year through February 15, 2038, and since that time, all monthly lease payments were made on-time and in full.

The cost to hold properties related to Atlantic Avenue is not creating any financial burden on either DASNY, or its Atlantic Avenue subsidiary.

## **SOCIAL EQUITY SERVICING CORPORATION**

The Social Equity Servicing Corporation (the “Corporation” or “SESC”) was formed pursuant to paragraph 31 of section 1678 of Public Authorities Law (“PAL”) to provide loan servicing, construction management, real estate, and other related services to the New York State Cannabis Social Equity Investment Fund (the “Fund”) established to assist social equity licensees operating conditional adult use cannabis dispensaries (“CAURD”) licensed by the Office of Cannabis Management (“OCM”) and Cannabis Control Board (“CCB”). The Corporation serves as agent to this private debt fund created to deliver such services and meet the goals and objectives of the OCM/CCB’s social equity cannabis program.

In April 2022, Governor Hochul proposed, and the Legislature enacted, legislation that would support the formation of a first-of-its-kind NYS Cannabis Social Equity Investment Fund. The Fund, a Public-Private-Partnership, was created to provide turnkey dispensaries and support to justice-involved cannabis dispensary licensees. Justice-involved individuals disproportionately impacted by the Rockefeller Drug Laws and meeting OCM licensing requirements have an opportunity to apply for a CAURD license, and potentially participate in the Fund program.

### **Current Activities:**

In Fiscal Year 2024-2025, SESC focused on management of construction and fit-out of the leased properties and the execution of lease and non-recourse loan agreements with each licensee matched to a location. Construction and fit-out is complete and the related leases have been executed at twenty-four (24) locations with the Corporation’s assistance.

Furthermore, the Corporation, on behalf of the Fund, facilitated the execution of sub-leases and loan documentation with the operators of 23 of the 24 locations, with the lease and loan documents expected to be executed for the 24th location this Summer. As of the date hereof, 22 of these dispensaries are open and operating; the remaining two are expected to be in operation by Summer of 2025.

As both the construction and loan phases near conclusion, the Corporation’s activities now mainly revolve around servicing the lease and loans on behalf of the Fund and assisting the Fund with ancillary issues pertaining to the leased sites.